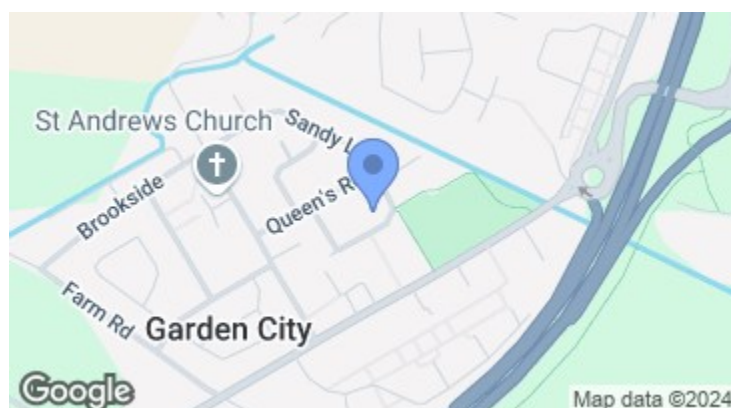


Total area: approx. 90.3 sq. metres (971.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	85
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	69	83
	EU Directive 2002/91/EC	



52 Sandy Lane
Garden City, Deeside,
CH5 2JQ

Offers In The Region Of
£160,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

* THREE BEDROOMS * LARGE GATED DRIVEWAY TO FRONT. A three bedroom house located along Sandy Lane in Garden City. The accommodation briefly comprises: entrance hall with built-in understairs storage cupboard, living room with feature fireplace, open-plan kitchen/dining area with French doors to outside, landing with built-in linen cupboard, three bedrooms, bathroom and separate WC. The property benefits from UPVC double glazed windows and doors and has gas fired central heating. Externally there is a large gravelled driveway at the front with parking for four cars and a gated pathway to the canopy porch. To the rear there is an enclosed lawned garden with two patio areas, mature shrubbery and brick outbuilding divided into two stores. There is no onward chain involved in the sale of this property.



LOCATION

Deeside is the name given to a predominantly industrial conurbation of towns and villages in Flintshire close to the Wales-English border lying near to the canalised stretch of the River Dee that flows from the neighbouring Chester into the Dee Estuary. These include Connahs Quay, Queensferry, Shotton, Aston, Garden City, Sealand, Broughton, Bretton, Hawarden, Ewloe, Mancot, Pentre, Saltney and Sandycroft.

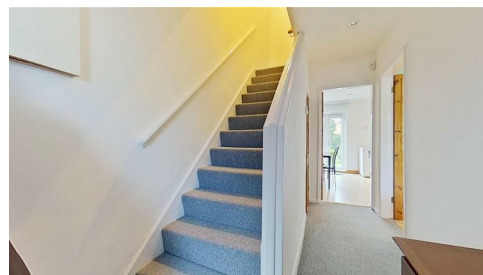
The property is conveniently situated for commuting to Chester, the Wirral, Merseyside, North Wales and Manchester. The motorway network is approached by the M56 and the M53 motorways, both of which are close at hand. Leisure facilities include the Northgate Arena in the City centre together with numerous golf courses. The picturesque countryside of North Wales and seaside resorts are within easy travelling distance. There are a range of local amenities nearby in Garden City to include the Sealand Primary School, cafe/sandwich shop, chinese takeaway, fish and chip shop, pharmacy and Spar shop. Queensferry is also situated nearby with an Asda supermarket and Deeside Leisure Centre.

THE ACCOMMODATION COMPRISES:**CANOPY PORCH**

Outside lantern style light, and step with UPVC double glazed entrance door to the hall.

ENTRANCE HALL

3.76m x 1.98m (12'4" x 6'6")



Recessed ceiling spotlights, wall cupboard housing the electric meter, burglar alarm control pad, single radiator, thermostatic heating controls, and staircase to the first floor with built-in understairs storage cupboard. Part-glazed doors to the living room and kitchen/dining room.

LIVING ROOM

3.94m x 3.76m (12'11" x 12'4")



UPVC double glazed window overlooking the front, double radiator with thermostat, coved ceiling with recessed ceiling spotlights, laminate wood strip flooring, and decorative fireplace housing a 'living flame' pebble effect gas fire.

DINING KITCHEN

6.05m max x 3.15m (19'10" max x 10'4")



Open-plan kitchen/dining room.

KITCHEN AREA

Fitted with a modern range of white high gloss fronted base and wall level units incorporating drawers, cupboards and two glazed display cabinets with laminate worktops. Inset single bowl stainless steel sink unit and drainer with chrome mixer tap. Wall tiling to work surface areas. Fitted four-ring gas hob with chimney style extractor grill. Plumbing and space for washing machine, integrated fridge/freezer, coved ceiling, recessed ceiling spotlights, tiled floor with electric underfloor heating, and UPVC double glazed window overlooking the rear garden.

DINING AREA

Coved ceiling, recessed ceiling spotlights, double radiator with thermostat, laminate wood strip flooring, space for dining table and chairs, and UPVC double glazed French doors to the rear garden,

FIRST FLOOR LANDING

Ceiling light point, access to loft space, and built-in linen cupboard. Doors to bedroom one, bedroom two, bedroom three, bathroom and separate WC.

BEDROOM ONE

3.78m x 3.71m (12'5" x 12'2")



UPVC double glazed window overlooking the front, double radiator with thermostat, coved ceiling, ceiling light point, and telephone point.

BEDROOM TWO

4.04m x 3.18m (13'3" x 10'5")



UPVC double glazed window overlooking the rear, recessed ceiling spotlights, double radiator with thermostat, and laminate wood strip flooring.

BEDROOM THREE

2.97m max x 2.84m max (9'9" max x 9'4" max)

UPVC double glazed window overlooking the front, useful built-in over stairs storage cupboard, recessed ceiling spotlights, double radiator, telephone point, wall mounted Ideal Logic Combi C30 gas fired central heating boiler, and digital central heating and hot water controls.

BATHROOM

2.26m max x 1.65m max (7'5" max x 5'5" max)



Comprising: spa bath with tiled side panel, chrome central mixer tap, Triton electric shower over with glazed shower screen; and pedestal wash hand basin with mixer tap. Fully tiled walls, laminate wood effect flooring, double radiator with thermostat, recessed ceiling spotlights, and UPVC double glazed window with obscured glass.

SEPARATE WC

1.47m x 0.86m (4'10" x 2'10")

Low level WC, part-tiled walls, tiled floor, ceiling light point, UPVC double glazed window with obscured glass, and single radiator with thermostat.

OUTSIDE FRONT

The property occupies a generous sized plot set back from Sandy Lane. To the front there is a large stoned driveway with double opening metal gates. A shared passageway at the side provides access to the rear garden.

OUTSIDE REAR

To the rear there is a flagged patio and lawn with mature shrubbery, gravelled pathway and paved seating area being enclosed by concrete sectional wooden panel fencing. Outside sensor spotlight, outside water tap, and a useful brick-built outbuilding incorporating two stores.

OUTBUILDINGS

Outbuilding incorporating two stores both with light, water and power measuring 6'1" x 6'1" and 5'11" x 5'8"

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band C - Flintshire County Council.

AGENT'S NOTES

- * Services - we understand that mains gas, electricity, water and drainage are connected.
- * The property is on water rates.
- * The washing machine is included in the sale.
- * The house is semi-detached with a house on the right and a bungalow on the left.

DIRECTIONS

From the Agent's Chester office proceed along Grosvenor Street to the roundabout and take the third exit onto Nicholas Street. At the second set of traffic lights turn left into Lower Watergate Street, passing the Chester Racecourse on the left hand side. Follow the road under the bridge, past the Greyhound Retail Park and past Rybrook and Lookers Garage. Continue into Sealand and at the roundabout take the second exit signposted Garden City. At the next roundabout proceed straight across into Garden City. Follow Welsh Road, passing Griffiths Pharmacy and Spar, and take the turning right into Sealand Avenue

then take the second turning right into Queens Road and right again into Stafford Road and at the T junction turn left into Sandy Lane. Follow the road around to the left and the property will then be observed on the left hand side.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agents Chester Office 01244 404040

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW